

113.0

0001

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

621,500 / 621,500

USE VALUE:

621,500 / 621,500

ASSESSED:

621,500 / 621,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Owner 1:	Unit #:	
BASSETT HELEN ANNE		
Owner 2:		

Owner 3:	
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Street 1:	61 HUNTINGTON ROAD
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02474	Type:	
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PREVIOUS OWNER

Owner 1:	
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Owner 2:	
----------	--

Street 1:	
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Twn/City:	
-----------	--

St/Prov:		Cntry:	
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Postal:	
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NARRATIVE DESCRIPTION

This parcel contains 6,094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Vinyl Exterior and 1150 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6094		Sq. Ft.	Site		0	70.	0.99	6									421,973						422,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6094.000	199,500		422,000	621,500		71754
							GIS Ref
							GIS Ref
							Insp Date
							09/07/18

Total Card / Total Parcel
621,500 / 621,500
621,500 / 621,500
621,500 / 621,500

18730!
!8730!
!8730!

PRINT	
Date	Time
12/10/20	23:16:28
LAST REV	
Date	Time
09/25/18	14:53:49
apro	
	8730
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANSFIELD DAVID	1099-111		8/18/1992			No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2001	842	Re-Roof	3,000	C				
11/28/1994	632	Manual	6,100				V/SIDING-GUTTERS	

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	MEAS&NOTICE	CC	Chris C
3/3/2009	Measured	372	PATRIOT
4/17/2000	Inspected	263	PATRIOT
2/3/2000	Measured	263	PATRIOT
9/3/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Average			SCUTTLE.									
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	Concrete			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath:	Rating:												
Prime Wall: 4	Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	Gable			OTHER FEATURES													
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average												
Color: GRAY				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	Average			CONDOS INFORMATION													
Year Blt: 1955	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond: AV	Average	31.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	1	- Drywall		Functional:				Interior:									
Sec Int Wall:		%		Economic:				Additions:									
Partition:	T	- Typical		Special:				Kitchen:									
Prim Floors:	3	- Hardwood		Override:				Baths:									
Sec Floors:		%		Total:	31	%		Plumbing:									
Bsmnt Flr:	14	- Asphalt Tile		CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	125.00			Heating:									
Bsmnt Gar:	1			Size Adj.: 1.35000002				General:									
Electric:	3	- Typical		Const Adj.: 0.99989998													
Insulation:	2	- Typical		Adj \$ / SQ: 168.733													
Int vs Ext:	S			Other Features: 66000													
Heat Fuel:	2	- Gas		Grade Factor: 1.00													
Heat Type:	1	- Forced H/Air		NBHD Inf: 1.00000000													
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor: 1.00													
Solar HW:	NO	Central Vac:	NO	Adj Total: 289150													
% Com Wall:		% Sprinkled:		Depreciation: 89636				Juris. Factor:		Before Depr:	168.73						
				Depreciated Total: 199513				Special Features: 0		Val/Su Net:	115.65						
								Final Total: 199500		Val/Su SzAd:	173.48						
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 113.0-0001-0026.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					